

Coyote Valley Specific Plan: Consultant Presentation

January 12, 2004

DYETT & BHATIA, *Urban and Regional Planners*
Cooper, Robertson & Partners, *Architects and Urban Designers*
Hargreaves Associates, *Landscape Architects*
Sandy Babcock Architects, *Architects*
Planet 9 Studios, *Computer Animators*

COMPOSITION AND ROLES OF EACH FIRM IN THE TEAM

Team composition and responsibilities shall be as follows:

- Dyett & Bhatia will be responsible for overall project management, and will prepare all reports and memoranda. D&B will also lead land use planning, development of alternatives, zoning regulations, GIS, public participation and web-design/posting.
- Cooper, Robertson & Partners will lead the urban design aspects of the assignment, including the Urban Structure Element and design guidelines, and assist D&B with scenarios and alternatives.
- Hargreaves Associates will lead open space design/park planning and develop criteria and standards for parks, plazas, and streetscapes.
- SB Architects will develop building prototype and design standards, and assist with the residential design guidelines.
- Planet 9 Studios will help with computer animation and walk/fly-throughs.

Project Team Responsibilities

■ Lead □ Support

| | Dyett & Bhatia | Cooper Robertson | Hargreaves | SB Arch | Planet 9 |
|------------------------|----------------|------------------|------------|---------|----------|
| Project Management | ■ | □ | | | |
| Report Preparation | ■ | □ | □ | □ | |
| Land Use Planning | ■ | □ | | | |
| Urban Design/Structure | □ | ■ | □ | | |
| Open Space and Parks | | | ■ | | |
| Zoning | ■ | | | | |
| Design Guidelines | | ■ | □ | □ | |
| GIS | ■ | □ | | | |
| Systems and Graphics | | | | | |
| Computer Animation | □ | | | | ■ |
| Public Outreach | ■ | | | | |

RELEVANT PREVIOUS EXPERIENCE

We offer a national team of the highest caliber, with leadership in all of the key areas of expertise needed for this assignment:

Planning for High-Intensity Mixed-Use Communities

Dyett & Bhatia is currently leading preparation of the San Diego Downtown Plan – perhaps the largest and most ambitious urban planning and design effort underway on the West Coast. The plan envisions 80,000 residents and 200,000 employees in a compact setting, with average new residential densities exceeding 190 units/acre. Team has prepared numerous other plans across the U.S.

New Town Planning

Team member Cooper Robertson & Partners has planned some of the most successful new towns built in the United States over the past decade, including Celebration and Water-Color in Florida, and Stapleton in Denver, in addition to such seminal projects as Battery Park City in New York. They are currently active in the Bay Area region, leading Bay Meadows Phase II in San Mateo, and a new campus plan for U.C. Santa Cruz.

High-density Residential Design

Our team members have designed numerous high-density residential and mixed-use developments across the country, including successful local projects such as Santana Row, as well as high-rise developments.

Land Use/Transportation Integration

This will especially be critical, given the limited access to Coyote Valley. D&B holds a national award from the American Planning Association on the subject, and our recent clients for such work include the Metropolitan Transportation Commission, Santa Clara VTA, the Contra Costa Transportation Authority, and Portland's Tri-Met.

Zoning and Development Regulations

Much of the success of the planning effort will depend on how well visions and ideas are translated into zoning regulations. D&B offers unsurpassed national experience in this area; recent work includes comprehensive new zoning regulations for Cincinnati, Milwaukee, Chicago (downtown), Concord, and Oakland. We have also prepared zoning for mixed-use developments and for transit (Portland), and new towns and traditional marketplaces (Palm Beach County).

Park and Open Space Design

Team member Hargreaves Associates is perhaps the country's leading park planning and design firm; their recent work includes Crissy Field in San Francisco and Grant Park in Chicago, in addition to work in San Jose.

Computer Modeling and Geographic Information Systems (GIS)

Our team offers advanced skills in these areas. D&B recently completed a large 3-D model for 1,500 acres of downtown San Diego. Planet9 Studios specializes in computer animation and walk/fly-throughs.

Public Participation

We have a strong record of public participation and collaborative work. D&B staff has facilitated meetings of several hundred people and managed public participation programs and project websites.

Local Knowledge and Familiarity

Our team is very familiar with San Jose:

- D&B advised the City on a new framework for zoning regulations about six years ago, and we have been working with the VTA on evaluating land use impacts of the Tasman and Capitol corridors of the light rail system;
- Sandy Babcock Architects was responsible for half of the buildings at Santana Row, as well as several other local projects; and
- Hargreaves Associates led design of the Guadalupe River Park, Guadalupe Gardens, Confluence Point, and Plaza Park.

APPROACH TO PREPARING COYOTE VALLEY SPECIFIC PLAN

We will approach the project with an open mind, listen, work closely with the Task Force, decision-makers, and the community to prepare a plan that is responsive to a) Coyote Valley's setting and context; and b) community needs and the marketplace.

While a shared overall vision will be essential, the success of the project will rest on how well this vision is translated into:

- *An enduring structure* that will hold the place over time. The public realm—open spaces, streets, and institutions—will likely form the armature that defines neighborhoods and centers;
- *A dynamic zoning and regulatory framework*, that is vital and form-giving. Regulations must lend themselves to changing conditions while furthering overall project objectives, be efficient, and strike balance between flexibility and certainty.

Policies, regulations, and guidelines will celebrate Coyote Valley's setting and ecology; emphasize walkability and land use/ transportation integration; and foster a distinctive and unifying sense of place, while promoting richness and diversity.

Our work scope emphasizes and includes:

- Extensive public participation and collaborative plan-making;
- Scale and intensity comparison of various communities to provide framework for decisions on overall use and mix;
- Comprehensive assessment of alternatives, including rigorous GIS-based analysis;
- Computer modeling and animation to enable visualization;
- Development Handbook, integrating zoning regulations and design guidelines; with tailored guidance for individual neighborhoods and districts;
- Integration with other efforts; environmental mitigation built into the plan; and
- Firm Partner as hands-on Project Manager, with substantial time commitment.